



1 bed apartment to buy in N14

Ivy Road, London, N14 4LL

£190,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000
- ✓ Lease: Approximately 172 years remaining
- ✓ Service Charge: Approximately £1,600 per annum
- ✓ Freeholder: Enfield Council
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Poor

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

*** Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000 ***

Finchleys Estates are pleased to offer this ground floor one-bedroom flat, conveniently positioned on Ivy Road, N14, within easy reach of Southgate High Street and Southgate Underground Station (Piccadilly Line).

Offered vacant with no onward chain, the property comprises a bright and spacious reception/dining room, separate fitted kitchen, double bedroom, bathroom and entrance hallway with useful storage.

Further benefits include an exceptionally long 172-year lease and ample off-street parking to the rear, available on a first come, first served basis.

The property is ideally located for the shops, cafés, restaurants and amenities of Southgate, together with excellent transport links into Central London.

An excellent opportunity for first-time buyers, investors and those looking to add value, with early viewing recommended.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 171

Annual Service Charge Amount: £1,600.00

Price: Starting Bid £190,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

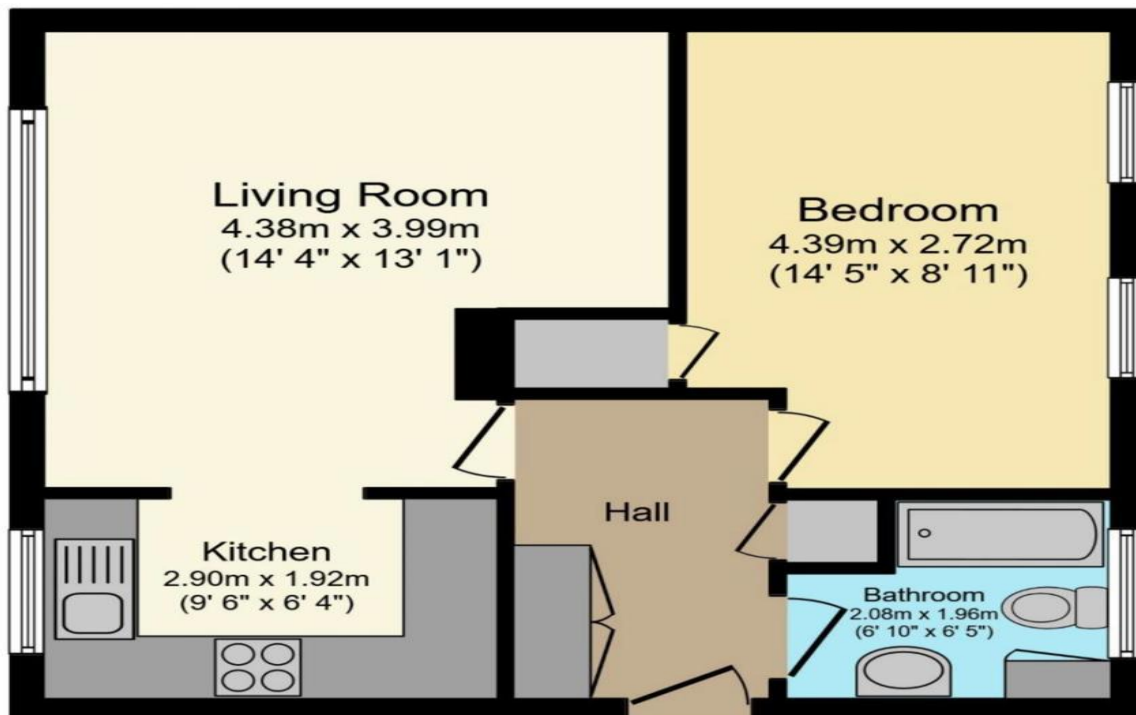
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Poor



Floor Plan

floor area 44.0 sq. m. (474 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Ivy Road, London, N14 4LL

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

